

Village at Grafton Woods
8 Pine Street, Grafton, Massachusetts

Plan Approval Application

GSX-ODG, LLC

February 2021

Tighe&Bond

O01200-013A
February 24, 2021

Mr. Robert Hassinger, Chair
Grafton Planning Board
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Re: **Plan Approval Application (NGTVOD)
Village at Grafton Woods Development**

Dear Mr. Hassinger and Members of the Board:

On behalf of GSX-ODC, LLC (the Applicant), Tighe & Bond is pleased to submit two copies of the enclosed Application for Plan Approval package for the Village at Grafton Woods residential and retail development (the Project) at 8 Pine Street in Grafton, MA. The Project entails redevelopment of a portion of the former Grafton State Hospital facility, including demolition of three existing structures. Pursuant to Section 13 of the Town of Grafton Zoning Bylaw, Plan Approval by the Planning Board is required for proposed projects within the North Grafton Transit Village Overlay District (NGTVOD), a Chapter 40R Smart Growth District.

Two hard copies of the Plan Approval Application package and four full size sets each of site civil project drawings and architectural drawings are enclosed. An electronic copy of the application will be submitted to the Planning Department for distribution to municipal boards for review. The application fee check (\$250 + \$80/dwelling unit), legal ad fee check (\$168.00) and third-party review deposit fee (\$10,000) have been submitted concurrently under separate cover.

This Application has been prepared to address how the proposed Project will comply with the requirements specified in Section 13 of the Zoning Bylaw. The Applicant respectfully requests two waivers for the Project, as presented herein. The northern portion of the Project Site is located approximately 195 feet from the Town of Shrewsbury municipal boundary. Certified lists of abutters within 300 feet of the property line were requested from the Town of Grafton and Town of Shrewsbury Assessors offices and have been provided to the Town Planning Department. The Project will also require submittal of an Environmental Notification Form (ENF) to the MA Environmental Policy Act (MEPA) office and a joint Notice of Intent (NOI)/ Stormwater Permit application to the Grafton Conservation Commission.

We trust this information will be satisfactory for your review of the Project. We look forward to discussing this Project with you at the next scheduled Planning Board hearing on March 22, 2021. If you have any questions regarding this application or if you require additional information, please contact me at (413) 572-3238/JEChristy@tighebond.com.

TIGHE & BOND, INC.



Jean E. Christy, PE
Project Manager

Enclosures: Plan Approval Application Package (2 copies)
Project Drawings (4 full size sets)
Architectural Drawings (4 full size sets)
Two sets of pre-stamped envelopes

Copy: Matthew Welter, GSX-ODG, LLC (w/encl)
Jeff Walsh, Graves Engineering (via electronic filing)
Grafton Municipal Boards (via electronic filing)

J:\O\00120 OConnell\013 Village at Grafton Woods\Permitting\PB Plan Approval\Cover Letter.docx



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@graffton-ma.gov
www.graffton-ma.gov

APPLICATION FOR SITE PLAN APPROVAL

Application No. _____

APPLICANT NAME: GSX-ODG, LLC

STREET 800 Kelly Way CITY/TOWN Holyoke

STATE MA ZIP 01040 TELEPHONE _____

PROPERTY OWNER NAME: Town of Grafton

STREET 30 Providence Road CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE 413.540.1459

Deed recorded in the Worcester District Registry of Deeds Book 60949 Page 392

CONTACT PERSON'S NAME: Jean E. Christy, PE

TELEPHONE 413.668.6019

SITE INFORMATION:

STREET AND NUMBER 8 Pine Street, Grafton, MA 01519

ZONING DISTRICT R-40, NGTVOD ASSESSOR'S MAP 5 LOT #(S) 5

LOT SIZE 8.83 acres FRONTAGE Pine Street

CURRENT USE Former Grafton State Hospital

PLAN INFORMATION:

PLAN TITLE Village at Grafton Woods

PREPARED BY Tighe & Bond

DATE PREPARED February 2021 REVISION DATE _____

Describe proposed changes / additions: Redevelop the former Grafton State Hospital into a mixed-use transit-oriented development, including residential and retail space.

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature By: Joanne M. Beauregard, Inc.
Joanne M. Beauregard, Treasurer

Date: 2/19/2021

Property Owner's Signature (if not Applicant) _____ Date: _____



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TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

James N. Sullivan	GSX-ODG, LLC
_____	_____
Petitioner Name	Property Owner / Company Name
800 Kelly Way	8 Pine Street
_____	_____
Petitioner Address	Property Address
Holyoke, MA 01040	Grafton, MA
_____	_____
City, State, Zip	City, State, Zip
413-540-1456	

Phone	

Date:	Current	Delinquent	N/A
Real Estate			✓
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

Beah Schrottman
Treasurer / Collector Name (please print)

Beah Schrottman
Treasurer / Collector Signature

2/23/2021
Date

Tighe&Bond

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SECTION 1

Section 1

Introduction

On behalf of GSX-ODC, LLC (GSX-ODC, the Applicant), Tighe & Bond is pleased to submit an application for Plan Approval to the Town of Grafton Planning Board for the Village at Grafton Woods transit-oriented mixed-use development (the Project) at 8 Pine Street in Grafton, MA. The Project entails redevelopment of a portion of the former Grafton State Hospital within the limits of an approximately 8.8-acre parcel (the Site, Parcel ID 5-0-5) located on the east side of Pine Street, north of an existing MBTA rail line. The northern portion of the Project Site is located approximately 195 feet from the Town of Shrewsbury municipal boundary.

The Applicant won the right to develop the Project through a competitive solicitation issued by the Town of Grafton in December 2019. The 2019 Request for Proposals (RFP) sought proposals for redevelopment of the 8 Pine Street parcel. The Town of Grafton acquired the parcel through entering into a Sales Partnership Agreement with the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM). A Land Disposition Agreement was executed in August 2019. GSX-ODC has entered into a Purchase and Sale Agreement with the Town.

The site is located in the North Grafton Transit Village Overlay District (NGTVOD) (Subdistrict A). The underlying zoning district is R-40 (Residential). Pursuant to Section 13 of the Town of Grafton Zoning Bylaw, Plan Approval by the Planning Board is required for proposed projects within the NGTVOD, a Chapter 40R Smart Growth District. Mixed use development is allowed as of right within Subzone A based on density requirements set forth in Section 13.10.B. This application narrative has been prepared to address how the proposed Project will comply with Section 13. Every effort has been made to design the proposed Project in a manner that is consistent with the purpose of Section 13. The Applicant respectfully requests two waivers for the Project, as presented herein.

To satisfy the requirements of Section 13 of the Zoning Bylaw, this application package includes one Site Plan Review application form, a Certificate of Good Standing, certified abutters lists of property owners for all parcels of land within 300 feet of the subject parcel obtained from the Grafton and Shrewsbury Assessors Offices, two stamped A10 sized envelopes for each abutter, and two copies of the application packet with supporting documents. An electronic copy of the application will be submitted to the Planning Department for distribution to municipal boards for review. The application fee check (\$250 + \$80/dwelling unit), legal ad fee check (\$168.00) and third-party review deposit fee (\$10,000) have been submitted concurrently under separate cover. It is our understanding that the Town will undertake the necessary abutter notification and legal advertisement for a public hearing.

1.1 Project Need and Benefit

The redevelopment of the 8 Pine Street Site into a transit-oriented mixed-use development near the Grafton MBTA Commuter Rail Station is a keystone project in the Town's economic development initiatives on Route 30. The Town has long identified the Route 30/Pine Street area as a focal point in expanding development opportunities.

As evident in the North Grafton Transit Village Master Plan, rental housing units, both market rate and affordable, are in demand, and pairing those facilities with convenient

retail and immediate access to the Massachusetts Bay Transit Authority (MBTA) Grafton train station makes for an attractive option for housing.

1.2 Schedule

The demolition of existing structures is proposed to commence as early as May 2021. Construction of proposed residential and retail facilities and associated structured parking is proposed to commence in October 2021.

The Project will also require submittal of an Environmental Notification Form (ENF) to the Massachusetts Environmental Policy Act (MEPA) office and a joint Notice of Intent (NOI)/ Stormwater Permit application to the Grafton Conservation Commission.

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SECTION 2

Section 2

Project Description

2.1 Project Site Description

This Section provides an overall description and brief resource area characterization of the Project Site.

2.1.1 General Description

The former Grafton State Hospital grounds currently include a variety of uses, including the Tufts Veterinary School campus, US Job Corps, MBTA station and other properties. The northern portion of the Site is occupied by former Grafton State Hospital buildings and forested uplands, while the southern portion consists of forested uplands, and a wetland and stream south of the internal access road.

The Site borders the Shrewsbury town line to the north, where Pine Street becomes Centech Boulevard and connects with Route 20 (Hartford Turnpike) approximately one mile from the Pine Street / Route 30 intersection. The parcels abutting the Site to the east, south, and west, are located within the Town of Grafton. The Site is bounded by buildings within Parcel ID 005.0-0000-0004.0 to the east, by the Massachusetts Bay Transit Authority (MBTA) Commuter Rail Worcester Line (Commuter Line) to the south, and Pine Street and Green Street to the west. The adjacent parcel to the north (Parcel ID 50-002100) comprises forested uplands, buildings, a stream and wetlands.

The Site is listed in the State and National Registers of Historic Places as part of the Grafton State Hospital (GSH) District, a district listed as part of the Massachusetts State Hospitals and State Schools Multiple Property Listing. The Site contains three interconnected and vacant structures (Buildings 3, 4 and 5) listed as contributing resources within the District, which are to be demolished to allow for the construction of the Village at Grafton Woods. The three buildings are identified as Building #28, Hospital Pines C (1904); Building #29, Hospital Pines D (1915); and Building #30, Hospital Pines E (1939). The Town has entered into a Memorandum of Agreement (MOA) with DCAMM and the Massachusetts Historical Commission (MHC) regarding the redevelopment of Grafton State Hospital.

The land is subject to easements for access, water and sewer that serve the adjacent Grafton Job Corp facility.

The Site and adjacent parcels are depicted on Figures 3 and 4 in Appendix A and on the site civil drawings in Appendix B.

2.1.2 Zoning

As indicated above, based on the Town of Grafton Zoning Map (October 19, 2015), the Site is located within the R-40 (Residential) zoning district (underlying zone) and the NGTVOD (Subdistrict A) overlay zone. Pursuant to Section 13 of the Town of Grafton Zoning Bylaw, Plan Approval by the Planning Board is required for proposed projects within the NGTVOD, a Chapter 40R Smart Growth District.

The Town adopted the NGTVOD to guide the property's redevelopment and to encourage smart growth in accordance with the Smart Growth Zoning Overlay District Act, Chapter 149 of the Acts of 2004, codified as M.G.L. chapter 40R ("Chapter 40R") and the enabling

regulations (760 CMR 59.00). The NGTVOD was approved by the Department of Housing and Community Development (DHCD). The purpose of the NGTVOD is to foster a range of housing opportunities along with a mixed-use development component, to be proposed in a distinctive and attractive site development program that promotes compact design, preservation of open space and a variety of transportation options. The NGTVOD requires an affordable housing component; 20% of ownership units must be affordable and 25% of rental units must be affordable. The NGTVOD also requires a minimum of 20 units per acre for multi-family housing.

2.1.3 Environmental Resources

A comprehensive analysis of environmental factors including wetlands, rare and endangered species, vernal pools, regulated floodplain, drinking water resources, areas of protected open space, and Areas of Critical Environmental Concern was conducted based on available GIS data. No regulated floodplain, areas of protected open space, areas of critical environmental concern, or certified vernal pools exist within the Site area. Please refer to the Priority Resource figure (Figure 2) in Appendix A for reference.

2.1.3.1 Wetland Resource Areas

On November 23, 2020 and January 13, 2021, a Tighe & Bond wetland scientist conducted an evaluation of the Site (Parcel ID 005.0-0000-0005.0) and portions of two adjacent parcels (Parcel IDs 50-002100 and 005.0-0000-004.0) to identify and delineate wetland resource areas.

Tighe & Bond's wetland resource area investigation was conducted in accordance with local, state, and federal guidelines including those regulated by: the Town of Grafton General Wetland Protection Bylaw (Bylaw; Article 25), and regulations, revised May 2017, the Massachusetts Wetlands Protection Act (MAWPA; M.G.L. Chapter 131 §40), and its implementing regulations (310 CMR 10.00), the United States Army Corps of Engineers (Army Corps; Sections 401 and 404 of the Clean Water Act, CWA), and the United States Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (January, 2012).

Wetland resource areas were identified within the Site and within portions of the two adjacent parcels in the vicinity of the boundaries shared with the Site. Refer to Figure 4 in Appendix A for an overview of the subject parcel and surrounding area.

Jurisdictional wetland resource areas under the MAWPA and Grafton Bylaw identified within the Site and adjacent parcels consisted of the following:

- Inland Bank
- Bordering Vegetated Wetland (BVW)
- Land Under Water Bodies and Waterways (LUW)
- 100-foot Buffer Zone to Bank and/or BVW

FIRM Community-Panel Nos. 25027C0831 and 25027C0643F (effective date for both: July 16, 2014), indicate the Site is not located within the limits of Bordering Land Subject to Flooding (i.e. 100-year flooding). Table 2-1 provides an overview of the wetland resource areas located within the Site or adjacent parcels and regulatory jurisdiction.

TABLE 2-1
Wetland Resource Areas and Regulatory Jurisdiction

Resource Area Series ID	MAWPA and Grafton Bylaw			Sections 401 and 404 of the Clean Water Act
	Inland Bank	BVW	100-foot Buffer Zone	Water of the US
1A ¹				✓
1B		✓	✓	✓
2A/D		✓	✓	✓
2B ²	✓		✓	✓
2C ³	✓		✓	

¹ Bank associated with the 1A flag series does not originate from, or flow through, an upgradient wetland resource area. As such, the 1A flag series defines a landscape features that is not considered a jurisdictional wetland resource area under the MAWPA. Bank 1A is located in Shrewsbury. Stream status of Stream 1A is conservatively considered as intermittent as defined under the NWPR (rather than ephemeral).

² Stream 2B intermittent status determined in accordance with the MAWPA regulations set forth at 310 CMR 10.58(2)(a)(1).

³ Stream 2C is assumed ephemeral as defined under the Navigable Waters Protection Rule (NWPR) effective June 22, 2020.

The following wetland resource areas identified within the subject parcel have an associated 100-foot Buffer Zone protected by the MAWPA and further regulated by the Grafton Bylaw.

- Inland Bank
- Bordering Vegetated Wetlands

The 100-foot Buffer Zone is mapped in GIS based on the outermost field-located boundary flagging of inland Bank and BVW, and is shown in green on Figure 4 in Appendix A. Activities resulting in alteration or disturbance within the 25-foot No Disturb Zone and the 100-foot Buffer Zone are subject to regulation as indicated in the Grafton Regulations Section V (Part C.4).

2.2 Proposed Activities

As indicated above, three interconnected and vacant structures (Buildings 3, 4 and 5) will be demolished to allow for the construction of the Village at Grafton Woods. Other site preparation includes removal of existing fencing, utility service connections and vegetation removal. Access to the site will be provided via Pine Street and Green Street.

The Village at Grafton Woods Project will entail construction of a new 316-unit, 325,190 square-foot (SF) transit-oriented 4-story residential rental development, and a 11,340 square foot footprint, 2-story retail village – both with attached parking garages. The parking garage associated with the residential development will be a 30,000 square foot footprint and 5 stories. The parking associated with the retail development will include a 21,800 square foot upper level parking deck and a 18,400 square foot surface lot below. Twenty-five percent of the housing units, or a total of 79 units, will be restricted as affordable housing for income-eligible tenants. Housing units will include 50 studio units,

151 one-bedroom units and 115 two-bedroom units. The residential building layout allows for garden views and access to outdoor spaces, with convenient pedestrian access to retail facilities and the MBTA train station.

The retail village will serve residents of the development, users of the commuter rail station and/or students, faculty, visitors and employees of the adjacent veterinary school. Retail space will be provided at street level and storage is currently being proposed at the basement level. The space is anticipated to be restaurant and convenience retail, geared toward transit needs. The parking deck will be accessed by the main access drive to serve retail floor. The surface lot under the parking deck will be accessed by separate entrance to Pine Street, where deliveries and refuse will be serviced. It is anticipated that there will be outdoor seating areas for restaurants and a 15'-wide front walkway to allow outdoor spaces for retail use.

A new access road will be constructed across from Centennial Drive, into the site. The main entrance to the residential building is just north of the access drive. Residents will drive around the residential building to the parking structure in the rear. An interior refuse room is accessed through the parking garage.

Walkways around the front of the building service building entrances and outdoor amenity spaces. A 20'-wide reinforced turf rear loop will provide for emergency access, with an 8' wide concrete or asphalt walking path. Crosswalks will provide a pedestrian connection to retail and the MBTA train station.

Loading has also been considered for the Project. A residential move-in pulloff will be located at the rear of the building near the service elevator. Deliveries are anticipated at the rear of the residential building. Retail deliveries will be located under the parking deck and are not anticipated at building retail finish floor level.

Existing sanitary and water services at the Site will be relocated and new easements will be established. Water will be serviced from Pine Street. Sewer traverses through the site from Pine Street. Gas service is being coordinated with Eversource Gas. Electricity, telephone and communications will be coordinated with local utility companies.

The Project will not result in any direct wetland impacts, or work within Bordering Land Subject to Flooding (BLSF)/1% Annual Chance Flood areas, as defined in the Massachusetts Wetlands Protection Act (MA WPA; 310 CMR 10.00). Work will occur within a portion of the 100-foot Buffer Zone, and outside the 25-foot No Disturb Zone (MA WPA and Grafton Wetlands Bylaw). A Notice of Intent (NOI)/Stormwater Permit application will be submitted to the Grafton Conservation Commission in March 2021. The project will also require submittal of an Environmental Notification Form (ENF) to the MA Environmental Policy Act (MEPA) office in March 2021, as described in Section 5.

All disturbed areas will be stabilized with loam and seed unless otherwise indicated.

2.2.1 Landscaping

Landscape design will include both landscape and hardscape features to provide usable outdoor amenity space for an active community. Courtyards of the residential building will be developed as outdoor gathering spaces for both active and passive recreation. Outdoor spaces that are not developed will be vegetated with loam and seed and will be planted with trees and shrubs to screen the residential component of the project from Pine Street

and Green Street, and to provide a natural New England setting. Please refer to Appendix B Sheets C109 and C110 for the proposed landscaping plan.

2.3 Construction Sequence

The following anticipated sequence of construction applies to the proposed project. Please note that the following sequence is based on Tighe & Bond's experience with similar projects. The contractor's and Applicant's preferred sequence of work may vary, and as it relates to the retail component, may change based on market conditions.

1. Mobilize to the site and demolish and abate existing buildings
2. Mobilize to the site and install temporary sediment and erosion control measures, including perimeter barriers and other Best Management Practices (BMPs), and required construction-period signage.
3. Prepare the site for construction, including site demolition and vegetation removal
4. Relocate and install utilities (maintain/bypass flows of domestic water, fire and sewer)
5. Construct residential building and parking garage
6. Residential site work, utility and stormwater management installation
7. Construct retail building shell and parking garage
8. Retail building site work, utility and stormwater management installation
9. Site restoration and stabilization
10. Landscaping
11. Remove perimeter barriers and erosion controls once site has stabilized and regulatory agencies have authorized such actions.

2.4 Construction-Period Protective Measures

Erosion and sedimentation control measures to be implemented during construction are indicated on the Site Plans and include silt socks. Erosion control barriers will be installed at the downstream perimeter of the Project, and along wetland boundaries (outside of the 25' No Disturb Zone).

A Grading, Drainage and Erosion Control Plan is provided in Appendix B. The Stormwater Management Report in Appendix D provides additional information regarding construction-period erosion and sedimentation control measures.

Since proposed land disturbance will exceed the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) impact threshold of more than one acre of land, a NPDES CGP will be obtained and a Project Stormwater Pollution Prevention Plan (SWPPP) will be developed.

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SECTION 3

Section 3

Compliance with NGTVOD Requirements

This section addresses the NGTVOD requirements outlined in the Town of Grafton Zoning Bylaw, Section 13.

3.1 Required Documents

Affirmative Fair Housing Marketing and Outreach Plan: A draft Affirmative Fair Housing Marketing and Outreach Plan (summary narrative) is provided in Appendix C. the plan addresses compliance with the Housing and Affordability requirements in Section 13.5 of the zoning bylaw, including the number of affordable housing units (Section 13.5.B and 13.5.C) and the design and construction standards (Section 13.5.D).

Affordable Housing Restriction: An Affordable Housing Restriction will be prepared and recorded at the appropriate Registry of Deeds and provided to the Planning Board prior to occupancy.

GSX-ODC proposes to work with the Town of Grafton to apply for Local Initiative Program (LIP) approval for the subsidized housing inventory.

3.2 Dimensional and Subzone A Density Requirements

As shown on Sheets C-103 and C-104 in Appendix B, the Project will comply with the applicable dimensional requirements per Section 3.2.3.2 (Intensity of Use Schedule) and Section 13.10 (Dimensional and Density Requirements for the NGTVOD) with the exception of two waivers requested in Section 3.2.1 below.

The Project complies with the residential density requirements for the NGTVOD Subzone A, with a minimum 20 dwelling units per developable acre for multi-family units.

3.2.1 Waiver Requests

The following waivers are requested for the Project:

Section 13.10.A Dimensional Requirements

- Minimum street setback - 50 feet: The Applicant requests a 30' street setback for the retail facility. The residential facilities meet the 50' setback requirement.
- Structures in side, rear and front setbacks: Per Section 2 Definitions, "structure" includes retaining walls. The Applicant requests that retaining walls greater than 4 feet (height) be allowed in side, rear and front setbacks.

These areas are depicted on Sheet C-104 in Appendix B. A wetland delineation confirmed the presence of additional wetland resource areas beyond the extent depicted on MassGIS mapping in the southern portion of the Site. The developable area within the Site is limited by topography and wetlands. The site layout was reconfigured to avoid impacts to wetland resource areas and to minimize the extent of proposed work within the 100-foot Buffer Zone to the extent practicable. This reconfiguration reduced design flexibility and requires proposed minimum 4'-high retaining walls within setbacks.

3.3 Parking

Parking for both the residential and retail components of the Project is provided in adjacent and attached parking structures. The residential parking garage is a 5-story, xx space parking structure with access to each floor of the residential building. This parking garage includes xx accessible parking spaces.

A small surface lot is located between the residential and retail buildings and is intended to be used primarily for visitors to the leasing office of the residential building and not for guests of residential units. Guests are expected to park in the parking garage.

Parking for the retail building includes two separate parking areas. The parking structure, accessed from the main development driveway across from Centennial Drive, includes xx spaces and will service the at-grade level of the retail space. A surface lot providing an additional xx spaces will be accessed from Pine Street, south of the proposed retail building, and will primarily serve employees of the retail space and will provide overflow parking for the MBTA station. Refuse areas will be contained within the residential parking garage and within the surface lot of the retail area.

Both the residential and retail components will comply with the minimum parking requirements set forth in 13.11.A General.

3.4 Stormwater Management

The stormwater management system is required to comply with the Massachusetts Stormwater Handbook and the Massachusetts Stormwater Standards. While the Project will require a Stormwater Management Permit and Order of Conditions from the Grafton Conservation Commission, details of the stormwater management system are provided in the attached Stormwater Management Report in Appendix D.

The stormwater management design considers infiltration and detention as the primary practices to control runoff quantity discharging from the proposed development. Stormwater runoff from the proposed building rooftops is considered clean and does not require treatment prior to infiltration or discharge. Infiltration will be accomplished using a combination of subsurface infiltration chambers and a surface infiltration/detention basin. The stormwater quality controls have been designed to infiltrate the required volume of water to meet groundwater recharge requirements, and to regulate the discharge of runoff off-site to not exceed existing discharge rates.

Runoff from paved areas and parking garages will require treatment, specifically for Total Suspended Solid (TSS) removal, prior to infiltration or discharge. Proprietary Water Quality Units are proposed to remove TSS from stormwater flows prior to discharge.

The stormwater management design proposed complies with the requirements of the Massachusetts Stormwater Handbook and the Massachusetts Stormwater Standards. The stormwater management system is presented on the Grading, Drainage and Erosion Control Drawings of the Site Plans in Appendix B.

3.5 Traffic

Pedestrian and vehicular safety considerations have been considered during development of the Project. Pedestrian walkways have been located to provide access pathways connecting key areas of the development. Crosswalks have been located across the main

entrance drive and Pine Street to route pedestrians from the residential building to the MBTA station. Refer to the Layout and Materials Plan in Appendix B for pedestrian, bike, and vehicular safety features and proposed circulation patterns.

A Traffic Impact and Access Study (TIAS) will be provided to the Board once a confirmation of the study area is received. Early discussion with the Massachusetts Department of Transportation (MassDOT) resulted in a study area including four area intersections, as provided in Table 3-1 below.

TABLE 3-1

Study Area Intersections

1	Route 20 (Hartford Turnpike) at Centech Boulevard/ Cherry Street
2	Centech Boulevard/ Pine Street at Green Street
3	Pine Street/ Centech Boulevard at Centennial Drive
4	Route 30 (Westboro Road) at Pine Street

The TIAS will analyze the weekday morning, weekday afternoon, and Saturday midday peak periods. Traffic count data was collected from 7:00 AM to 9:00 AM and 4:00 to 6:00 PM during a typical weekday and 11:00 AM to 1:00 PM during a typical Saturday in December 2020. The TIAS will consider existing traffic volumes and patterns, proposed trip generation and trip distribution. The TIAS will also consider modal split as the MBTA rail line is a key mode of transportation for residents and visitors of the development. Lastly, a Transportation Demand Management (TDM) plan will be included in the TIAS to identify existing alternative mode infrastructure that may provide opportunities for improvements.

The TIAS will be provided to the Grafton Planning Board upon acceptance of the Study Area Intersections presented above.

3.6 Design Standards

It is our understanding that, in 2017, the Planning Board voted to approve submittal of the draft NGTVOD General Design Standards to DHCD for review. The draft Design Standards are intended to implement the recommendations contained in the North Grafton Transit Village Strategic Plan (July 12, 2017). The Project incorporates these elements and will be designed in accordance with the Design Standards established for the following:

Site Planning

- Streetscape Compatibility
 - Trees will be provided throughout all landscaped areas.
 - Pedestrian accommodations will be provided to link the residential building's multiple entrance points to the MBTA station in a dedicated sidewalk along the east side of Pine Street.

- Street design standards have been accommodated to meet dimensional requirements and material requirements. Vertical granite curbing is proposed within all access roads and driveways.
- Open Space
 - Mature trees will be protected and maintained to the maximum extent practicable.
 - Plantings will be selected to tolerate the typical New England climate.
 - To reduce the quantity of paving materials, the emergency access loop surrounding the residential building will include a combination of grass paving and an 8 foot-wide concrete sidewalk in order to avoid a full-width asphalt roadway behind the building, encouraging pedestrian usage.
- Parking and Vehicle Access
 - Parking areas are proposed as multi-level structures. While the retail portion of the site does include a surface lot, it will be covered with a structured parking deck to increase the number of proposed parking spaces while limiting impervious ground cover and large expanses of parking areas.
 - Pavers are not proposed as the surface lot is covered with an impervious parking deck and is not anticipated to receive runoff.
- Corner Lots
 - Parking areas are proposed behind both buildings. The residential parking garage is not visible from the street.

Architectural Elements

- Architectural
 - Existing buildings will be demolished due to their poor condition.
 - Proposed buildings will utilize a similar material pallet with the use of brick elements.

Refer to architectural drawings for material selection, scale, rooftop, etc.

Project Environment

- Pedestrian accommodations:
 - A walkway system is proposed to link the residential use to the MBTA rail line. Walkway alignment will allow for usable green space within the front yard of the residential buildings.
 - Walkways will link the retail parking areas with the MBTA rail line.
 - Crosswalk across Pine Street – Traffic calming measures may be required at this crossing for safety considerations; to be determined during traffic study.
 - Pedestrian and bike accommodations such as benches, bus stops, bike racks will be further evaluated during the traffic assessment.
- Screening
 - Refuse areas will be contained within the residential parking garage and within the surface lot of the retail area.

- Utilities will be located underground throughout the development.
- Lighting
 - Dark sky-compliant lighting will be provided throughout the site to illuminate walkways and pedestrian areas for safety.

Landscaping – Refer to Section 2.2.8

Signs

- Entrance signage will be provided. This is anticipated to be a freestanding monument sign at the intersection of Pine Street/Centennial Drive and the driveway entrance.
- Directional signage will be provided throughout the development for traffic and pedestrian circulation.
- Information signage will be provided at the retail building.
- Signage will conform with the requirements of Section IX of the Design Guidelines.

Stormwater – Refer to Section 3.4

Traffic – Refer to Section 3.5

Section 4

Other Pertinent Regulatory Programs

4.1 Federal Permits/Authorizations

4.1.1 NPDES Construction General Permit (CGP)

The Environmental Protection Agency (EPA) issues National Pollutant Discharge Elimination System (NPDES) Construction General Permits (CGP) as a part of the effort to minimize detrimental runoff caused by the clearing, grading, and excavating or general construction activities on construction sites. Since the land disturbance will likely exceed the CGP impact threshold of more than one acre of land, a NPDES CGP permit is required. Prior to construction, a CGP permit will be obtained and a Stormwater Pollution Prevention Plan (SWPPP) will be submitted to the EPA.

4.2 State Permits/ Authorizations

The proposed project does not require any State permits but does require both MA Environmental Policy Act (MEPA) and MA Historical Commission review.

4.2.1 MA Environmental Policy Act ENF

MEPA review is required for projects that involve a state agency action (e.g. land transfer, state funding, state Permit or state agency proponent) and that exceed a MEPA review threshold at 301 CMR 11.03.

The MEPA review process provides for coordinated state agency and public review of projects require a state agency action (e.g., permit, financial assistance, or a land transfer) and that meet certain review thresholds at 301 CMR 11.03. Through the MEPA process, relevant state agencies are required to identify any aspects of the proposed project that require additional analysis or mitigation prior to completion of the agency action. The MEPA Agreement included in Exhibit G of the August 2019 Land Disposition Agreement requires that any work or activities on the Parcel / Site that meet or exceed a MEPA regulatory review threshold be subject to MEPA review, if not previously subject to MEPA review. MEPA review encompasses the entirety of the project.

The Project exceeds the following MEPA review thresholds for an Environmental Notification Form (ENF) and other MEPA review if the Secretary so requires.

- 11.03(1)(b)(2): Creation of five or more acres of impervious area
- 11.03(6)(b)(13): Generation of 2,000 or more New ADT on roadways providing access to a single location

An ENF will be submitted to the MEPA office in March 2021.

4.2.2 MA Historical Commission Review

As indicated above, the Town entered into a Memorandum of Agreement (MOA) with DCAMM and the Massachusetts Historical Commission (MHC) regarding the redevelopment of Grafton State Hospital. It is our understanding that MHC reviewed proposals submitted pursuant to the 2019 RFP and is aware that demolition of the three existing structures is

proposed. GSX-ODC will continue to consult with MHC regarding the proposed project and to confirm if MHC has previously determined that the proposed activities will not adversely affect historic and/or cultural resources or if additional information is required.

To fulfill this regulatory requirement, Tighe & Bond will mail a copy of the MEPA ENF to the SHPO (to serve as the Project Notification Form).

MHC's response will indicate if:

- There are known or anticipated historic or archaeological properties within the project area
- The Project is likely to affect historic or archaeological properties
- Further MHC review is warranted
- Additional information is needed to assess the likelihood that historic or archaeological properties will be affected by the proposed project
- An archaeological survey or historic study of the property is warranted
- Avoidance or mitigation measures that may be appropriate

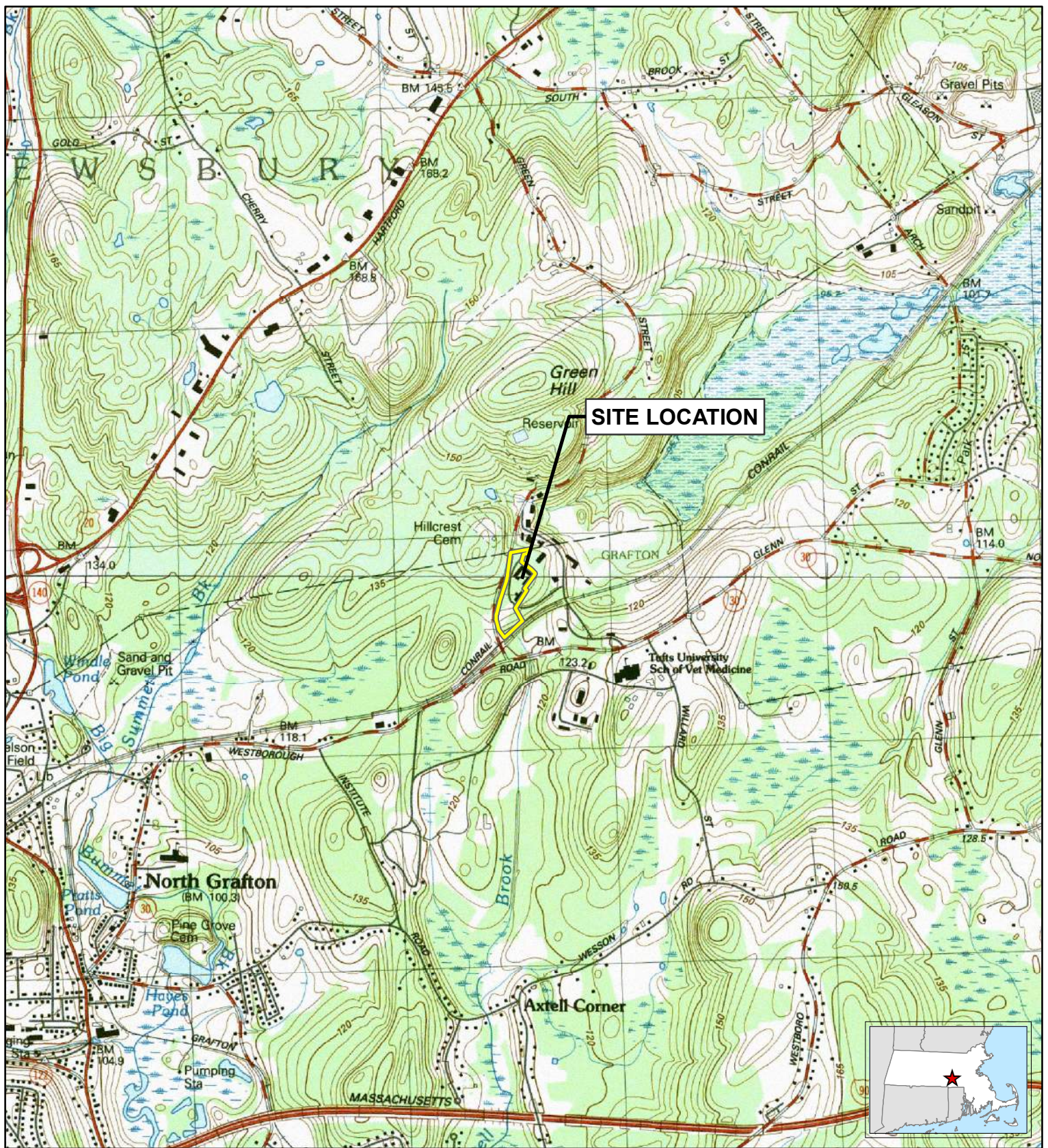
If, after review of the ENF submittal and MHC files, MHC determines that the Project is unlikely to affect significant historic or archaeological resources, MHC review is complete.

4.3 Local Permits/Authorizations

The following local permits will be obtained from the Town of Grafton:

- Plan Approval (Planning Board)
- Order of Conditions (Conservation Commission)
- Stormwater Permit (Conservation Commission)
- Building permit
- Electrical permit

J:\O\00120 OConnell\013 Village at Grafton Woods\Permitting\PB Plan Approval\Narrative\Plan Approval Narrative.docx



Legend

Site Parcel

Tighe&Bond

Based on USGS Topographic Map for
Grafton, MA Revised 1982 and
Shrewsbury, MA Revised 1983.
Circles indicate 500-foot and half-mile radii

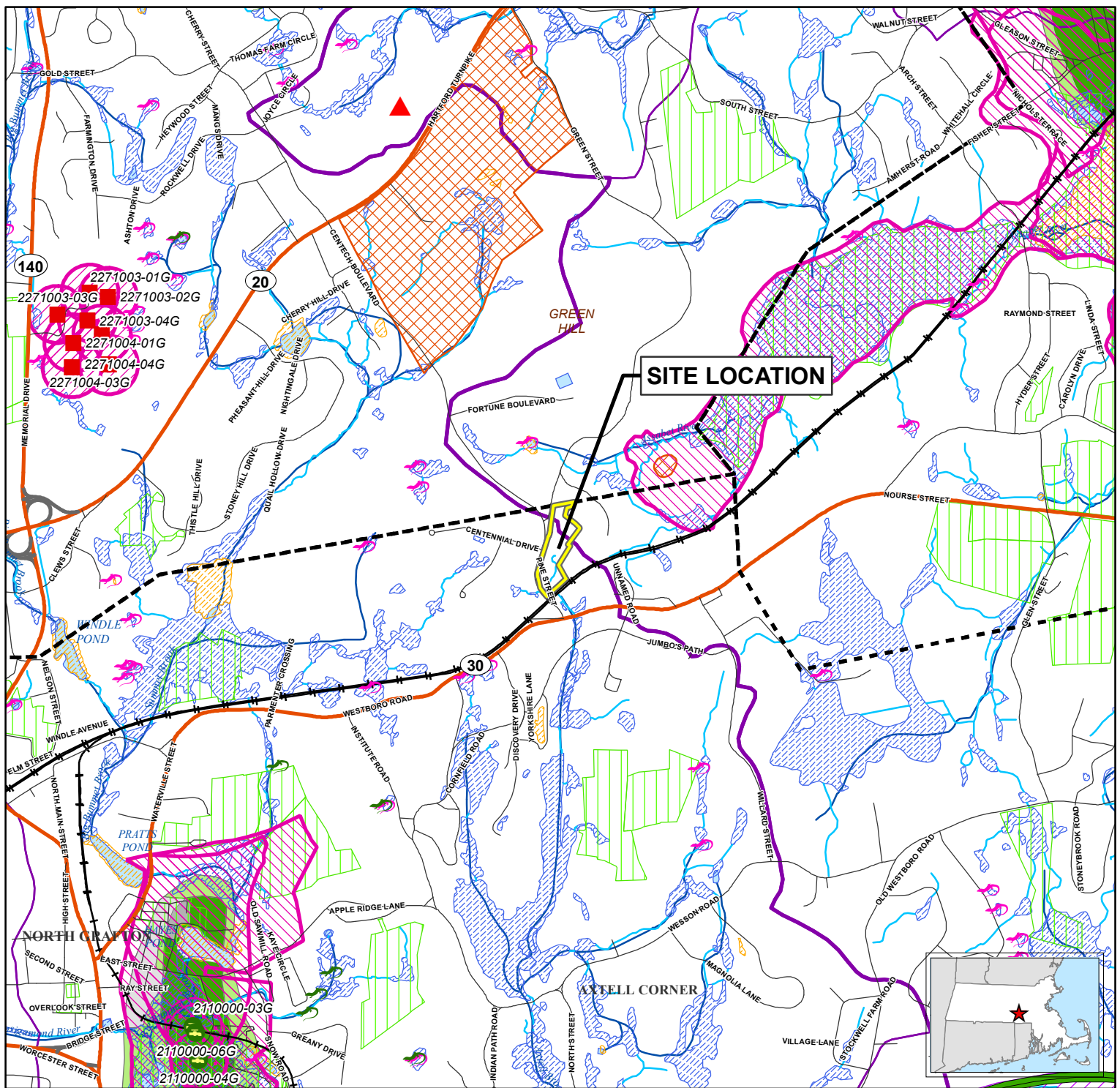
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FIGURE 1 SITE LOCATION

Village at Grafton Woods
8 Pine Street
Grafton, Massachusetts

February 2021



Legend

- | | | |
|---|--|---|
| NHESP Certified Vernal Pools | Powerline | MassDEP Open Water |
| NHESP Potential Vernal Pools | Pipeline | MassDEP Inland Wetlands |
| Non-Landfill Solid Waste Sites | Track or Trail | MassDEP Coastal Wetlands |
| Community Public Water Supply - Surface Water | Trains | MassDEP Not Interpreted Wetlands |
| Community Public Water Supply - Groundwater | Public Surface Water Supply Protection Area (Zone A) | Public Surface Water Supply (PSWS) |
| Non-Community Non-Transient Public Water Supply | DEP Approved Wellhead Protection Area (Zone I) | Water Bodies |
| Non-Community Transient Public Water Supply | DEP Approved Wellhead Protection Area (Zone II) | Non-Potential Drinking Water Source Area - High Yield |
| Limited Access Highway | DEP Interim Wellhead Protection Area (IWPA) | Non-Potential Drinking Water Source Area - Medium Yield |
| Multi-Lane Highway, NOT Limited Access | Protected and Recreational Open Space | Potentially Productive Medium Yield Aquifer |
| Other Numbered Highway | Solid Waste Landfill | Potentially Productive High Yield Aquifer |
| Major Road - Collector | Area of Critical Environmental Concern (ACEC) | County Boundary |
| Minor Street or Road | NHESP Priority Habitats for Rare Species | Town Boundary |
| Aqueducts | NHESP Estimated Habitats for Rare Wildlife | Site Parcel |
| Hydrologic Connections | EPA Designated Sole Source Aquifer | |
| Stream/Intermittent Stream | Major Drainage Basin | |
| | Sub Drainage Basin | |

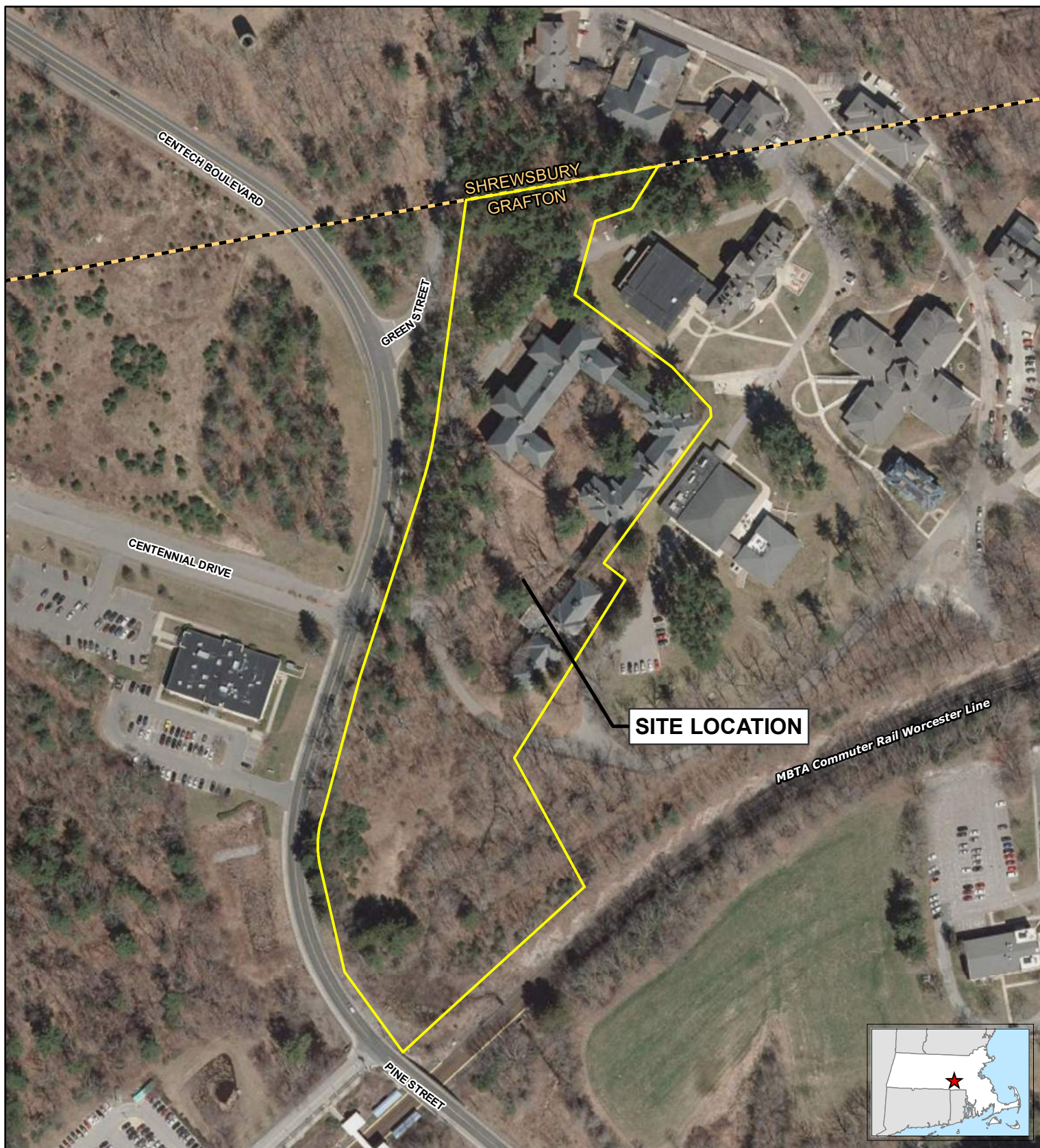
FIGURE 2 PRIORITY RESOURCES

Village at Grafton Woods
8 Pine Street
Grafton, Massachusetts

Data source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology
Circles indicate 500-foot and half-mile radii.
Data valid as of February 2021.

February 2021

Tighe & Bond



Legend

- Site Parcel
- Town Boundary

Tighe&Bond

Based on MassGIS Color Orthophotography (2019).
Parcels from the town of Shrewsbury (FY2019) and
the town of Grafton (FY2020).
Wetland resource areas were delineated by
Tighe & Bond, Inc. on November 23, 2020 and
January 13, 2021.

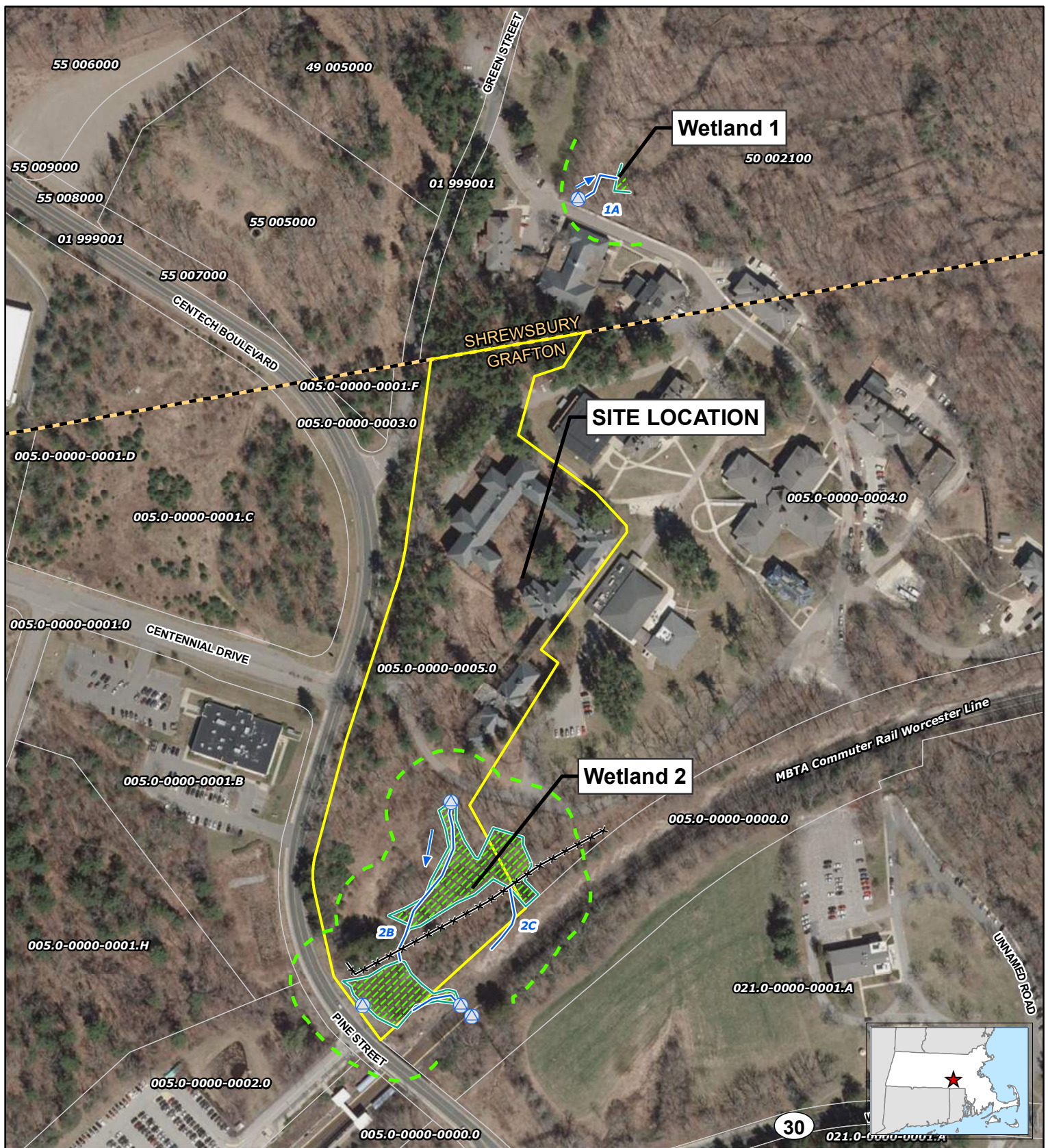
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FIGURE 3 AERIAL PHOTOGRAPH

Village at Grafton Woods
8 Pine Street
Grafton, Massachusetts

February 2021



- Culvert
- Flow Direction
- Inland Bank
- Bordering Vegetated Wetland (BVW)
- 100-foot Buffer Zone
- Wetland Area
- Site Parcel
- Approximate Parcel Boundaries
- Fence

Based on MassGIS Color Orthophotography (2019).
Parcels from the town of Shrewsbury (FY2019) and
the town of Grafton (FY2020).
Wetland resource areas were delineated by
Tighe & Bond, Inc. on November 23, 2020 and
January 13, 2021.

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FIGURE 4 WETLAND RESOURCE AREAS PLAN

Village at Grafton Woods
8 Pine Street
Grafton, Massachusetts

February 2021

Placeholder for Site/Civil Project Drawings

Placeholder for Architectural Drawings

Village at Grafton Woods
Affirmative Fair Housing Marketing and Outreach Plan
(DRAFT)

INTRODUCTION

The Village at Grafton Woods will be a new 306-unit, transit-oriented rental development in Grafton. Twenty-five percent of the units, or a total of 77, will be restricted as affordable housing for income-eligible tenants. The marketing and minority outreach for Village at Grafton Woods will cover the metropolitan area that includes the Town of Grafton, as determined by the U.S. Department of Housing and Urban Development (HUD): the Worcester County HUD Metro FMR Area (HMFA).¹

The units will be distributed based on criteria established by the Massachusetts Department of Housing and Community Development (DHCD). All 77 units will be distributed by lottery to eligible tenants. The unit mix for the 77 lottery units shall be proportional to the unit mix of the entire development. There will be N two-bedroom wheelchair accessible units and N one-bedroom units for hearing impaired applicants. The units will be distributed in one lottery through three pools: local preference, open (general), and people with disabilities.

The objective of the marketing program is to identify a sufficient pool of applicants for the affordable units through advertising and outreach. Based upon the lottery results, all applicants will have their assigned rank in the lottery pool. This will enable the lottery agent to identify the applicants who will have the first opportunity to rent a unit.

In accordance with the Federal Fair Housing Act (FFHA) and G.L. c. 151B, potential tenants will not be discriminated against on the basis of race, color, religious creed, marital status, military status, disability, national origin, sex, age, ancestry, sexual preference, source of income, presence of children, or any other basis prohibited by local, state or federal law. Potential tenants with disabilities are entitled to request a reasonable accommodation in rules, policies, practices or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to afford persons with disabilities an equal opportunity to use and enjoy the housing.

The following are representative examples of activities and materials the marketing and lottery agent will use to market the availability of affordable units, process applicants, and reach out to the Worcester MA HUD FMR Area and area minority populations. Final details of the activities and marketing materials will be determined when the Affirmative Fair Housing Marketing Plan is prepared for local and DHCD approval.

¹ Auburn town, Barre town, Boylston town, Brookfield town, Charlton town, Clinton town, Douglas town, Dudley town, East Brookfield town, Grafton town, Holden town, Leicester town, Millbury town, Northborough town, Northbridge town, North Brookfield town, Oakham town, Oxford town, Paxton town, Princeton town, Rutland town, Shrewsbury town, Southbridge Town city, Spencer town, Sterling town, Sturbridge town, Sutton town, Uxbridge town, Webster town, Westborough town, West Boylston town, West Brookfield town, Worcester city.

GENERAL INFORMATION

Located on Pine Street by the Grafton MBTA station, The Village at Grafton Woods consists of 316 one- and two-bedroom apartments. The one-bedroom units range in size from 570 to 790 sq. ft. and two-bedroom units range from 1014 to 1125 sq. ft. Garage parking is available to the affordable units at no charge. Pets are allowed in accordance with the owner's pet policy. In-unit washers and dryers will be provided.

Affordable unit rents are calculated for households with income up to 80 percent of the area median income and a utility allowance, based on the Worcester Housing Authority's utility allowance schedule (FY20) has been deducted. The 2020 income limits from HUD are as follows:

Worcester MA HMFA	Household Size	80% Median Family Income	Monthly Income	Max Rent (30% Of Monthly Income)	Utility Allowance	Final Rent
1 Bedroom	2	\$62,800	\$5,233	\$1,570	\$190	\$1,380
2 Bedroom	3	\$70,650	\$5,888	\$1,766	\$261	\$1,505

The Village at Grafton Woods will sponsor an application process and lottery to rank the eligible program applicants. The application and lottery process as well as the eligibility requirements are summarized in this document. The developer will engage a qualified firm to provide lottery services.

MARKETING AND OUTREACH PLAN

Application availability will be announced, with a minimum of two ads, in the *Grafton News*, the *Worcester Telegram & Gazette*, and newspapers with general circulation in the surrounding communities. Minority outreach will be conducted with ads in *El Mundo*, the *Bay State Banner*, and *Sampan*. Placement of notices on the local cable stations and the Grafton town website will be pursued. An email to town employees and school employees will also be undertaken. A mailing will be sent to local social service organizations.

A listing on MassAccess <www.massaccesshousingregistry.org> website will also announce the application availability.

Language assistance will be made available to applicants with Limited English Proficiency or a communications disability, upon request, at no charge.

The Village at Grafton Woods application package will be made available by the lottery agent, whose contact information will appear in all marketing materials and advertisements. Applications will also be available for in-person pickup at Grafton Town Hall, the Grafton Public Library, the Tufts Veterinary School, or the development's leasing office.

A local public information meeting will be scheduled at the Grafton Town Hall or other wheelchair-accessible facility in Grafton where questions regarding program eligibility requirements, preferences for selections, and the lottery process will be addressed.

A confirmation letter or email will be sent to each eligible applicant who mailed in a complete application, with their lottery code after the application deadline. Lottery codes will be announced during the lottery drawing, to ensure applicant's privacy.

ELIGIBILITY CRITERIA FOR RENTAL UNITS

Income must not exceed the following maximum allowable income guidelines, adjusted for household size, as follows:

HUD Income Limits, FY20			
Household Size			
One	Two	Three	Four
54,950	62,800	70,650	78,500

(Note: This represents 80 percent of the annual household median income for Worcester County metro area and is subject to change. The table above assumes a household size of 1-4 people. Income limits are published annually by HUD and DHCD.)

Calculation of income will include an imputation of .06% of the value of total household assets which is added to a household's income. Assets include checking and savings accounts, investment accounts, CD's retirement, etc. Assets divested at less than full market value within two years prior to application will be counted at full market value when determining eligibility.

Potential tenants of the affordable units may not own another home, including homes in a trust. The affordable unit must be the tenant's principal, full-time residence.

All applicants will be pre-screened for eligibility prior to the lottery. The lottery application will be used to determine income eligibility to lease an affordable unit. An applicant, with an opportunity to lease will also need to complete a lease application, through the leasing agent, and go through the leasing process as determined by the leasing agent, which may include credit screening, landlord, or CORI check. Applicants will not be offered a unit until they pass the leasing office screening. Although a tenant may be eligible to participate in the lottery if they do not pass the leasing office screening they will not be able to lease a unit.

Annually, each affordable tenant will go through an eligibility review. Approximately 90 days before lease renewal, current affordable residents will need to provide updated financial documentation which will be reviewed for continued eligibility. Current residents are considered income eligible for an affordable unit as long their household income does not exceed 140 percent

of household size median income. Annually tenants will be recertified for eligibility. Once household income exceeds 140 percent of the maximum allowable income and after the end of current lease the tenant will no longer be an income-eligible tenant and will have the option of paying market rent or moving out at end of lease.

***All applicants will need to provide complete financial documentation.

HOUSEHOLD SIZE

In all cases, preference for one-bedroom units will be for households that require one bedroom. Preference for the two-bedroom units will be for households who require two bedrooms. Second preference for households requiring a one-bedroom unit.

Unit preferences are based on the following:

- There is a least one occupant per bedroom.
- A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom. Other household members may share but shall not be required to share a bedroom. However, a person shall not be required to share a bedroom if a consequence of sharing would be a severe adverse impact on their mental or physical health and the lottery agent receives reliable medical documentation.
- A household may count an unborn child as a household member. The household must submit proof of pregnancy with the application.
- If the applicant is in the process of a divorce or separation, the applicant must provide proof that the divorces or separation has begun or has been finalized, as set forth in the application.

LOCAL PREFERENCE

Fifty-four of the 77 affordable units will be available for applicants meeting at least one of the following local preference criteria:

- Current Grafton resident
- Currently employed by the Town of Grafton or the Grafton Public Schools
- Employees of local Grafton businesses or with a bona fide offer of employment
- Non-resident household with children attending the Grafton School System

LOTTERY PROCESS

The units will be distributed through three lottery pools: local preference, open (general), and people with disabilities. All of the applicants will be drawn at the time of the lottery. This will establish the rankings for the distribution of units. If an applicant is a one-person household and by the above definition requires a one-bedroom unit and are drawn first in the lottery, they will be the first to submit a leasing office application. If applicant is approved by the leasing office, they will be offered a unit to lease.

Accessible/Adaptable Units

All units are adaptable. There are N accessible units. They will be distributed through a disability accommodation pool. Applicants with a disability may request reasonable accommodations or modifications of the housing, when such accommodations or modifications are necessary to afford the disabled person equal opportunity to use and enjoy the housing.

Minority Consideration

If the percentage of minority applicants in the local preference pool is less than the percentage of minorities in the Worcester County HUD-FMR area, currently 19.3 percent,² a preliminary lottery will be held with all the minority applicants who do not qualify for the local preference pool. These minority applicants will be drawn at random from the general pool until the percentage in the local pool closely approximates the percentage in the HUD-FMR area. Applicants not selected for the local pool would then be included in the open pool. All applicants will be entered into both pools for which they qualify; applicants in the local preference pool will also be included in the open pool.

Monitoring Agent and Tenant Annual Eligibility Certification

The lottery agent will determine MCO applicants' income eligibility. The annual tenant eligibility certification will be conducted by a contracted party or the leasing office.

Rental: Opening Waiting Lists, Re-Marketing or Continuous Marketing

The lottery agent will incorporate the following DHCD guidelines in opening rental waiting lists, re-marketing or continuous marketing for rental units at the Village at Grafton Woods:

Although owner/management agent standards for opening waiting lists or re-marketing to generate sufficient applications after the initial rent-up stage may vary, the following are generally applicable: the waiting list is re-opened when it contains less than the number of applicants anticipated to be placed in the next 12 months, or, if the waiting list has not closed, additional marketing is undertaken to generate at least enough applicants as was needed to fill the previous year's vacancies.

Minimum Application Period

At such or similar points in time, consistent with the developer's or management agent's policies and practices with respect to marketing and wait lists, when a wait list is re-opened or units are remarketed, a minimum application period during which applicants may receive and submit applications is required. The appropriate length of the application period may vary depending on the number of units that are or will become available. In some instances, 20 or more business days will be appropriate, but in no event shall the application period be less than 10 business days.

² This needs to be verified with DHCD.

“First Come, First Served”

A “first-come, first-serve” method of generating the waiting list order of new applicants that apply during said application period shall not be permitted as it may present an impediment to equal housing opportunity for some applicants, including some applicants with disabilities. Therefore, a random selection or other fair and equitable procedure for purposes of adding persons to a wait list upon opening the wait list or remarketing the units must be utilized, subject to the approval of the Subsidizing Agency. This does not require any changes to the wait list as it exists prior to adding the new applicants.

Continuous Marketing/Persons with Disabilities

If the wait list is not closed and marketing is ongoing continuously in order to generate sufficient applicants, then, in order to avoid a disparate impact on people with disabilities who require a reasonable accommodation with the application process, including additional time to receive, complete or submit an application, and who therefore may be disadvantaged by wait list placement based upon the date/time of receipt of the application, the application will be date/time stamped prior to being mailed or otherwise provided to such applicants and upon submission of a complete application the household shall be placed on the wait list based upon such date/time stamp, provided that the application is returned or postmarked not more than 30 days of such date/time stamp. The ongoing affirmative and general marketing/outreach materials will contain language that explicitly gives notice of the availability of reasonable accommodations with respect to the application process and a telephone number for applicants who may want to request a reasonable accommodation and/or assistance with the application process.

Placeholder for Stormwater Management Report

2/22/2021

8 PINE STREET
MAP 5, LOT 5

TAMMY KALINOWSKI, OFFICE MANAGER

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
005.0-0000-0001.B	3 CENTENNIAL DRIVE	IDEXX DISTRIBUTION INC		ONE IDEXX DRIVE	WESTBROOK	ME	04092	61951	175
005.0-0000-0001.C	4 CENTENNIAL DRIVE	SSB REALTY LLC		BOX 5197	BOSTON	MA	02206	25175	70
005.0-0000-0001.F	103 PINE STREET	MASS COMMONWEALTH OF	DMH	1 ASHBURTON PLACE	BOSTON	MA	02108	0	0
005.0-0000-0001.H	5 MILLENNIUM DRIVE	WORCESTER BUSINESS DEVELOPMENT CORP		89 SHREWSBURY STREET SUITE 300	WORCESTER	MA	01604	17040	268
005.0-0000-0002.0	1 PINE STREET	MASS COMMONWEALTH OF	DIVISION OF CAPITAL PLANNING	1 ASHBURTON PLACE	BOSTON	MA	02108	0	0
005.0-0000-0003.0	101 PINE STREET	WORCESTER BUSINESS DEVELOPMENT CORP		89 SHREWSBURY STREET SUITE 300	WORCESTER	MA	01604	17040	268
005.0-0000-0004.0	100 PINE STREET	MASS COMMONWEALTH OF	DIVISION OF YOUTH SERVICES AND LABOR	27 WORMWOOD STREET SUITE 400	BOSTON	MA	02210	0	0
021.0-0000-0001.A	200 WESTBORO ROAD	TUFTS UNIVERSITY TRUSTEES		BALLOU HALL	MEDFORD	MA	02155	6578	79
005.0-0000-0005.0	8 PINE STREET	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519	60949	392
VARIOUS	VARIOUS	CONSOLIDATED RAIL CORP	CSX REAL PROPERTY INC	500 WATER STREET J-910	JACKSONVILLE	FL	32202	0	0



CERTIFIED ABUTTERS LIST
8 PINE ST GRAFTON MA/93 CENTECH BLVD 300FT

TOWN OF SHREWSBURY

Richard D. Carney Municipal Office Building

100 Maple Avenue

Shrewsbury, Massachusetts 01545-5398

Parcel ID	Location	Grantee	Co_grantee's Name	Mailing Address	Mailing Address 2	City	State	Zip
55 008000	83 CENTECH BLVD	J J KANE ASSOCIATES INC		1000 S LENOLA RD	BUILDING 1 SUITE 203	MAPLE SHADE	NJ	08052
55 007000	93 CENTECH BLVD	WORCESTER BUSINESS DEVELOPMENT CORPORATI		339 MAIN ST		WORCESTER	MA	01608
55 002001	8 CENTENNIAL DR	SSB REALTY LLC	C/O SSB REALTY (FINANCE)	1 IRON ST	CHANNEL CENTER BLDG CCB0601	BOSTON	MA	02210
55 006000	14 FORTUNE BLVD	MILTON REAL PROPERTIES OF MASS LLC		100 QUARRY DR		MILFORD	MA	01757
55 006001	270 GREEN ST	WHITNEY ST HOME BUILDERS LLC		1 GOLDEN CT		WESTBOROUGH	MA	01581
55 005000	290 GREEN ST	COMMONWEALTH OF MASS GRAFTON STATE HOSPI	DIVISION OF CAPITAL ASSET MANAGEMENT	ONE ASHBURTON PL		BOSTON	MA	02108
55 009000	295 GREEN ST	COMMONWEALTH OF MASS GRAFTON STATE HOSPI	DIVISION OF CAPITAL ASSET MANAGEMENT	ONE ASHBURTON PL		BOSTON	MA	02108

This is to certify that the owners listed above are as shown in the latest Assessors records.

CHRISTOPHER REIDY, PRINCIPAL ASSESSOR

Date